

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Wayne County Consortium

State: MI

PJ's Total HOME Allocation Received: \$32,047,183

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	20			
% of Funds Committed	84.15 %	89.22 %	19	91.92 %	5		9
% of Funds Disbursed	65.64 %	82.28 %	19	82.65 %	1		5
Leveraging Ratio for Rental Activities	15.52	3.2	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	86.47 %	89.56 %	18	81.09 %	31		31
% of Completed CHDO Disbursements to All CHDO Reservations***	31.03 %	71.23 %	19	68.72 %	6		7
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.15 %	87.57 %	4	79.93 %	93		90
% of 0-30% AMI Renters to All Renters***	83.33 %	52.31 %	2	44.94 %	97		95
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.58 %	1	94.87 %	100		100
Overall Ranking:			In State:	13 / 20	Nationally:	56	57
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,542	\$26,313		\$25,717	108	Units	11.50 %
Homebuyer Unit	\$13,111	\$17,427		\$14,669	782	Units	82.90 %
Homeowner-Rehab Unit	\$10,518	\$22,658		\$20,391	53	Units	5.60 %
TBRA Unit	\$0	\$5,986		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,238	\$85,971	\$58,997
State:*	\$80,334	\$72,380	\$19,369
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.7	62.1	90.6	0.0	Single/Non-Elderly:	14.8	30.4	18.9	0.0
Black/African American:	83.3	31.3	7.5	0.0	Elderly:	28.7	1.9	1.9	0.0
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	52.8	31.2	15.1	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	3.7	31.8	52.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	4.6	11.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	0.9	4.1	1.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.7	25.0	17.0	0.0	Section 8:	75.0	0.1 [#]		
2 Persons:	26.9	22.1	22.6	0.0	HOME TBRA:	0.9			
3 Persons:	24.1	26.6	28.3	0.0	Other:	13.0			
4 Persons:	2.8	16.3	22.6	0.0	No Assistance:	11.1			
5 Persons:	4.6	6.9	5.7	0.0					
6 Persons:	0.0	2.6	1.9	0.0					
7 Persons:	0.0	0.5	1.9	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			154	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

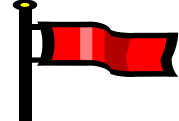
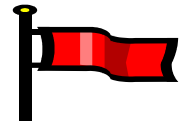
State: MI

Group Rank: 56
(Percentile)

State Rank: 13 / 20 PJs

Overall Rank: 57
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	86.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	31.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	5.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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